

# DESIGN AND ACCESS STATEMENT

SITE: 3 Ranulf Road, London, NW2 2TB  
DATE: 9 June 2020  
REF: 413-102-002-B (30 December 2020)



## 1.0 INTRODUCTION

- 1.1 The intention of this application is to refurbish and extend a family dwelling at 3 Ranulf Road. As part of the proposals it is intended to demolish two existing extensions, one at the side and one at the rear, and replace them with new ground floor side extension and new rear extension.
- 1.2 Once refurbished, extended and improved, the 1930's property will be a single family home in keeping with the style of the other properties on the street.

## 2.0 CONTEXT AND HISTORY

- 2.1 3 Ranulf Road is located within the London Borough of Camden. The site is positioned within the Fortune Green ward in West Hampstead. The borough boundary with London Borough of Barnet intersects Ranulf Road.
- 2.2 The surrounding area is mainly residential. There are a number of local amenities within walking distance of the site including Fortune Green High Street and Finchley Road shopping parade. There are a number of schools within a 10 minute radius of the site.
- 2.3 Cricklewood Station, which is a 15 minute walk from the site, provides a link to the train and overground network. The stations of West Hampstead, Finchley and Frognaal are also within a 20 minute walk.
- 2.4 The surrounding area is suburban in nature, with the majority of development medium density. Ranulf Road has predominantly detached dwellings on spacious plots. There are a number of private gardens, street trees and public greens in the vicinity. Hampstead cemetery provides an important site for biodiversity and has two listed chapels and an entry lodge on its grounds.
- 2.5 The property is not in a conservation area. There are a number of Edwardian houses on the street which still retain their historical features.
- 2.6 The property shares boundary walls with No.1 and No.5 Ranulf Road. The site is situated on challenging grounds with steep topography which drops towards the end of the site and backs onto Hampstead Cemetery. The site is also a corner site resulting in increasing width from the street side towards the back of the site.

## 3.0 PLANNING HISTORY

- 3.1 Planning permission (2012/1898/P) was previously granted to demolish the existing dwelling and replace with a four storey over basement contemporary style house. This permission expired in December 2015.
- 3.2 Planning permission (2007/3539/P) was also previously granted to remodel the existing dwelling, a single storey extension to the rear lower ground level, and side extensions to the lower ground floor and roof. Then permission also included alterations to the roof and front façade. This application was granted and subsequent amendments to the application (2008/1051/P) with regards the excavation of the basement was also granted. This permission expired in July 2011 and an application (2011/1199/P) to renew this planning permission was refused.

## 5.0 LAYOUT

- 5.1 The intention is to demolish part of the existing 1930's development and its later additions and alterations which do not sympathise with the context. In the late 1970's the property was split into two flats including a three-bedroom apartment and a separate studio overhead. It is now one house. The property has fallen into disrepair and has many cramped and dark living spaces.
- 5.2 The applicants plan to create an improved single-family dwelling with a quality design that would contribute to the quality of the area. The overall height and main width of the building will be retained, with the ground floor side extension set back from the main façade. The house will retain its arrangement over three floors to the front and four to the rear.
- 5.3 The style of the proposed development seeks to match the existing context of Ranulf Road. To the front the house will retain the red bricks over the ground floor and render over the first floor. The current bay window on the first floor will be changed to be consistent with the ground floor and with the addition of two windows aligned with the ground floor. Also, a dormer window will be added to the front roof to enhance the symmetry of the façade.
- 5.4 The side extension will be set back from the front by 1.2m. The materials will match exactly the main façade, with red bricks on the ground floor. Only when the ground level decreases and starts to show the lower ground floor, this will be in reconstituted stone to be distinguished from the main floors. The roof as well will match the main roof in shape and materials. When viewed from the boundary with No.1 Ranulf Road, the side extension will be a notable improvement from the existing: a consistent elevation with red bricks and roofs matching the main building, windows of the same size tidily aligned. The current elevation presents a cluttered complex of various elements like an arched window, the side entrance door, a bigger window on the first floor, and also a staircase with a porch leading to the first floor flat.
- 5.5 The rear of the house will be as well an improvement from the existing, which is cluttered with windows and doors of all different shapes and sizes, including a bay window, a chimney, various rain water pipes and soil vented pipes. The proposed development seeks to harmonise with the house as a whole, both in style and proportions. The ground and first floor will continue with red bricks and only the lower ground floor will be in reconstituted stone, continuing from the side extension. The main façade will match the front in proportions and symmetry of the openings. The living areas of the dwelling are south facing and will benefit from sunlight throughout the day with big French doors. Light metal balustrades will follow the proportions of the windows and doors.
- 5.6 The existing side elevation with No.5 will be mostly retained as existing, with the extended side matching the existing bricks as well as the roof.
- 5.7 The exterior space and landscaping at the front will match the existing context of Ranulf Road. A new low level brick wall with painted metal railing will be constructed, similar to other properties on the street. There will be low level hedging behind this also, with stone paving to the driveway. It is planned to provide off street parking for one car, with an electrical point also.
- 5.8 To the rear of the current property there is extensive landscaping. Due to neglect over the years this has become overgrown. The proposed development plans to have a stone paved terrace with steps leading to the extensive garden. With the aid of the Tree and Arboricultural report, it is the aim to retain and revive as much as possible from the original garden, while also enhancing it with both new hard and soft landscaping.

## 6.0 ACCESS

- 6.1 The dwelling has been designed to the principles of inclusive design with the aim of providing a long term solution to the needs of the occupant. The proposed development has been designed to be accessible for everyone young or old and also wheelchair users. At ground floor, the proposed library can be converted into a bedroom if needed for elderly and the proposed WC can fit a shower if needed.
- 6.2 The design allows for 1 no. off street parking space with increase of width to allow to wheelchair users. The driveway will be level as best possible to meet the entrance to the dwelling. The entrance will meet all criteria in terms of entrances with external lighting to provided illumination for users and the entrance has been set back to allow protection from the weather.
- 6.3 All stairs are designed to meet guidelines and also have sufficient width should a stair lift be needed. All corridors and hallways meet the required widths and there is a bedroom and W.C. at entrance level. There are also bathroom allocated on each level of the house.
- 6.4 The works will meet the relevant sections of Approved Document M. For instance light switches and sockets will be located between 450mm and 1200mm above finished floor level and the staircase will be designed to allow access for ambulant disabled.

## 7.0 SUMMARY

- 7.1 The existing property is currently in disrepair and has living areas of poor quality. We propose to create a new comfortable family home which respects and adds to the character of the surrounding areas.

## 8.0 PHOTOS



Views of the front of the house and surrounding buildings, showing the uniformity of brick facades and dormer windows on all other buildings except No.3 Ranulf Road. The proposal aims to retain the proportions of the building, with additions and improvements to to match the existing context of Ranulf Road.



Views of the rear of the house, showing the cluttered elements deriving form many alterations during the course of the time. The proposal aims to match the proportion of the front, with symmetrical openings and consistency of materials.